

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20177-7000
703/777-0246 • Fax 703/777-0441

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE REQUEST TO WAIVE PRE-APPLICATION CONFERENCE

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Applicant Westbrook Properties

Phone (703) 391-1102

Applicant's Address 10740 Parkridge Boulevard, Suite 110, Reston, VA 20191

Representative (Contact Person) Jeffrey A. Nein, AICP

Phone (703) 456-8103

Representative's Company Cooley LLP

email jnein@cooley.com

Representative's Address 11951 Freedom Drive, Reston, VA 20190

Current Property Owner See Attached List

Owner's Address See Attached List

Project MCPI # (Map Cell Parcel Indicator #) See Attached List

Proposed Application: ZMAP and ZCPA to re-plan the PD-CC(RC) district approved for The Shops under ZMAP 2005-0035 and to expand it into the PD-CC(RC) and PD-IP districts approved for Arcola Center under ZMAP 2006-0015. SPEX to relocate pad sites, outdoor sales area and hotel site approved under SPEX 2005-0045 for The Shops.

Project Location North side of Dulles West Boulevard and south side of Evergreen Mills Road

Existing Zoning PD-CC(RC) and PD-IP

Project Acreage 100 (approx.)

Election District Blue Ridge

Proposed Application Type:

Zoning Map Amendment (ZMAP)

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Special Exception (SPEX)

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Zoning Concept Plan Amendment (ZCPA)

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Minor Special Exception (SPMI)

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Zoning Ordinance Modification (ZMOD)

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Sign Development Plan (SIDP/SPMI)

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Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)

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Commission Permit (CMPT)

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PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

Applicant's Signature

Jeffrey A. Nein

Date

4/1/14

PRE-APPLICATION CONFERENCE

THE SHOPS AND ARCOLA CENTER

OWNER, TAX MAP, ZONING and ACREAGE INFORMATION

THE SHOPS

Owner	PIN	Zoning District	Acreage
Arcola Retail Development LLC c/o Buchanan Partners LLC 9841 Washingtonian Blvd., Ste. 300 Gaithersburg, MD 20878-7353	163-49-1534	PD-CC(RC)	15.69
Shops at Arcola Center LLC c/o Buchanan Partners LLC 9841 Washingtonian Blvd., Ste. 300 Gaithersburg, MD 20878-7353	162-19-6219	PD-CC(RC)	14.63
Shops at Arcola Center LLC	163-27-3386	PD-CC(RC)	35.92
Shops at Arcola Center LLC	162-19-4928	PD-CC(RC)	1.56
Evergreen Commerce Center LP c/o Buchanan Partners LLC 9841 Washingtonian Blvd., Ste. 300 Gaithersburg, MD 20878-7353	162-19-7230	PD-CC(RC)	4.72

ARCOLA CENTER

Owner	PIN	Zoning District	Acreage
Arcola LP c/o Buchanan Partners LLC 9841 Washingtonian Blvd., Ste. 300 Gaithersburg, MD 20878-7353	163-26-7931	PD-CC(RC)	43.93
Arcola LP	162-17-2899	PD-IP	15.94
Arcola LP	163-26-9824	PD-IP	31.68
Arcola LP	163-36-7830	PD-IP & PD-TC	144.42

PRE-APPLICATION CONFERENCE REQUEST

THE SHOPS AND ARCOLA CENTER

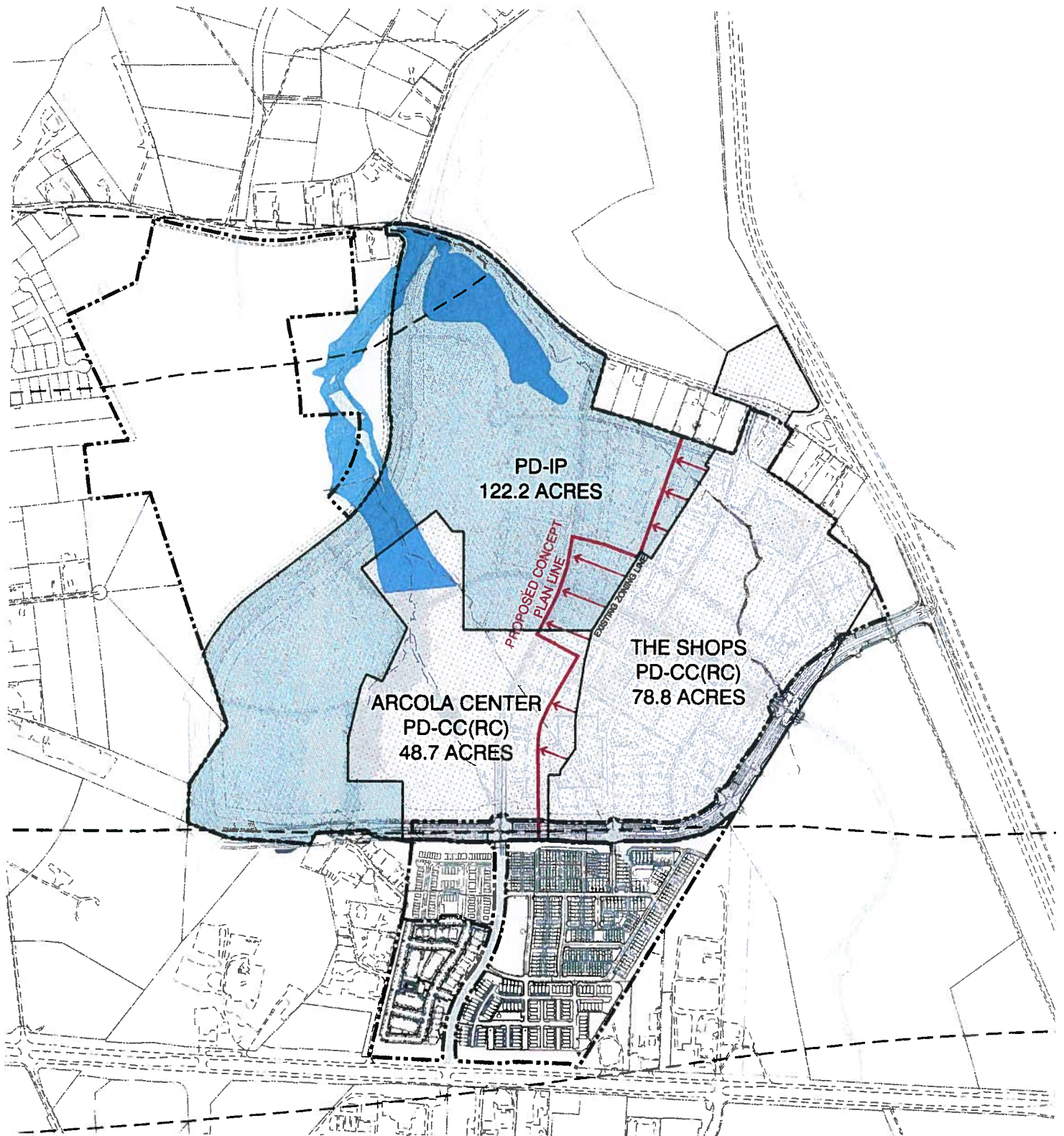
ZMAP, ZCPA and SPEX APPLICATION

Project Description

Westbrook Properties (the "Applicant") intends to file a ZMAP and ZCPA application to expand and re-plan the PD-CC(RC) zoning district for The Shops approved under ZMAP 2005-0035 by adding land currently zoned PD-CC(CC), approximately 12 acres, and PD-IP, approximately 8 acres, within adjacent Arcola Center approved under ZMAP 2006-0015. Please see the attached "Concept Plan Line Adjustment" exhibit. The expanded PD-CC(RC) district will be subject to a new concept plan and proffers under the proposed ZCPA application. As part of the re-planning of The Shops, the Applicant also intends to file SPEX proposals to relocate pad sites, outdoor sales areas and a hotel use within The Shops approved under SPEX 2005-0045.

The Applicant's new vision for The Shops (please see attached "Concept Plan") will be implemented in stages, commencing with administrative changes to the approved site plan for The Shops, including a relocation of the main east-west collector road, recently approved under ZCOR 2016-0026, that will provide a connection to Dulles Landing Drive in the adjacent Dulles Landing retail project. Approval of the proposed ZMAP, ZCPA and SPEX application will be needed to fully implement the re-planning of The Shops.

The Shops and Arcola Center are generally located north of Dulles West Boulevard and south of Evergreen Mills Road on the west side of Loudoun County Parkway in the Blue Ridge Election District. This area is planned for Business uses and is within a Destination Retail Overlay under the Revised General Plan.



ARCOLA CENTER/THE SHOPS CONCEPT PLAN - CONCEPT PLAN LINE ADJUSTMENT

LOUDOUN COUNTY, VIRGINIA

MAR 16, 2016

lessard
DESIGN

Original Scale: 1" = 200'

Site Analysis						
Block	Retail	Office/Fin	Hotel	Sportplex	Parking	Per/1,000
A-1	33,000				256	7.76
A-2	56,000				320	5.71
A-3	140,000				850	6.07
A-4	30,000				236	8.33
A-5	14,000				300	21.43
A-6	42,000				170	4.05
A-7					500	4.17
A-8	4,000	120,000			32	8.00
Total Area A	319,000	120,000			2,684	
B-1	133,000				696	5.16
B-2		100,000			415	4.15
B-3	131,000				710	3.42
B-4			120 Keys		132	
B-5	14,000				202	14.43
Total Area B	288,000	100,000	120 Keys		2,155	
C-1 (Sportsplex)				150,000	275	
C-2		250,000				
Total Area C		250,000		150,000	275	
TOTAL A-C	599,000	470,000	120 Keys	150,000	5,114	

Note:
 1. On-Street parallel spaces not included in the above Site Analysis
 2. Parking Requirements by zoning: General Retail-4/1,000 SF; Restaurant-15/1,000 SF; Fast Food-30/1,000 SF

LEGEND

Entertainment

Retail

Flex Space

Office

Medical Office

Data Center

Potential Hotel

Approved Zoning Line

